

POLICIES

**ROUND HILL AREA MANAGEMENT PLAN
LOUDOUN COUNTY, VIRGINIA**

CHAPTER III

POLICIES

I. GROWTH MANAGEMENT POLICIES

A. Issue Statement and Policy Resolution

What factors will guide growth and development in the Round Hill planning area? What sort of development pattern should the County encourage?

The philosophy of the greater Round Hill area residents includes the realization that, although the Round Hill area must grow in population during the next decade, large or rapid growth is not desired by the residents of the Round Hill community. Therefore, future growth should be phased slowly so as to produce gradual rather than sudden changes in the community. Additionally, this new growth should be located and designed in an economical, environmentally sensitive and socially sensitive manner so as to preserve the physical, social and cultural character of the area. A key intention of the community is to insure that public facilities are provided so as to meet changing needs and demands. The basic principles, facts and assumptions of the guiding philosophy behind the policies included in this Plan are outlined in the following statements.

B. Policies

1. The Round Hill area is expected to experience some growth pressure and may absorb a limited amount of the County's new residential development as it has in the past. In order to take some development pressure off the surrounding agricultural lands and to carry out the policies of the RMP and the RLMP, this limited growth should occur within the Urban Limit Line (ULL). The ULL defines the edge of and encloses the Urban Growth Area (UGA) beyond which central utilities will not be extended during the timeframe of this Plan (RLMP, page 257).
2. Future development should be located in and adjacent to the Town in order to minimize public service costs, maximize transportation accessibility, minimize destruction of environmental and agricultural resources, and to reinforce the visual and social identity of the Town.
3. The Town and County should not promote growth in the Round Hill area. Any new growth should be incremental and paced gradually over the next 20 years so that the Town and County will be able to afford the cost of new public facilities. The existing sewage treatment plant can service such growth, but the water system must be improved.
4. Sewer and water lines should not be extended beyond the Urban Limit Line (ULL).
5. All new growth in the Round Hill area should be phased, so as not to overburden the existing public facilities and local government fiscal resources or disrupt the social solidarity of the community. The conversion of large parcels of land to residential uses should be discouraged. However, if this should occur, housing units should be built in phases over a period of several years, in order to provide an orderly, healthy and affordable pace of growth.

6. The Town of Round Hill should be encouraged to annex developed areas adjacent to the Town for which the Town presently provides services (water, sewer and community services), but subdivision control outside the Town limits should be retained by the County.
7. Throughout the growth and development process of the Town, its surrounding areas, and the neighboring Town of Purcellville, the visual identities of the two Towns should be preserved by the establishment of a greenbelt buffer of at least one mile (one-half mile on both sides of the midpoint between the towns). The Purcellville Area Management Plan should contain a similar provision.
8. Neither the quantity nor quality of the Town's water supply is adequate to serve the present Town population and, therefore, improvements in the water storage and distribution system must be made in order to properly and safely serve the existing and future residents.
9. If the existing water system is improved by replacing old pipes and possibly expanding and upgrading the reservoir, there may be a sufficient quantity and quality of water for existing as well as projected future residents for the next several years.
10. The County will complete a fiscal impact analysis of development in the Round Hill planning area within two years of adoption of the Round Hill Area Management Plan (RHAMP). This fiscal analysis shall be incorporated into the Plan when it is completed.

II. AGRICULTURAL POLICIES

A. Issue Statement and Policy Resolution

Much of the Round Hill planning area is farmed at present. Should this land use be actively preserved?

Because farming is the major land use, business, and economic base industry of the planning area and because agriculturally related activities establish a tone and character for the community which are highly valued by local residents, the goal of the County and the Round Hill area citizens is to preserve agriculture within the area both in terms of physical resources such as the use of the land, as well as in terms of the cultural aspects such as family farms and local farm-support businesses.

This Plan recognizes that agriculture is the preferred land use for the area, and that new, more intensive land uses should be located and developed in such a manner that will minimize their impacts on and interference with farming operations, and to defer to agricultural uses. Therefore, although the continuation of agricultural land uses will depend to a great extent on decisions made by individual landowners, the County will encourage and support the continuation of agricultural land uses and the conservation of prime agricultural land in the Round Hill planning area, particularly beyond the Urban Limit Line.

B. Policies

1. The County shall encourage the continuation and expansion of agricultural land uses and agriculturally related or support businesses in the Round Hill area.
2. The County shall promote agriculture as the preferred use of land in the planning area, particularly beyond the designated Urban Growth Area.
3. The County shall encourage and accept the donation of conservation easements from owners of agricultural or forestal land, which preclude the future development of that land.
4. The County shall encourage the formation and/or expansion of agricultural and forestal districts outside of the Urban Growth Area.
5. Restrictions and regulations on farming activities will be limited to those needed to assure air and water quality, prevent erosion, prevent the destruction of historic structures and to preserve the heritage of the area. The convenience and comfort of residents should be assured by buffering, rather than agricultural restrictions.
6. The County will encourage voluntary exclusive agricultural zones in prime farming areas.
7. The County will encourage the County school system to emphasize rural culture, values, issues and history in its primary and secondary school curriculums.
8. The County will encourage the voluntary transfer of allowable density from agricultural land within the planning area to appropriate areas in the County.
9. The County will encourage small farm owners to intensify and expand their operations by promoting local farm co-ops, farmers' markets, and the dissemination and sharing of new agricultural information and techniques among new and existing farmers.

III. RESIDENTIAL COMMUNITY POLICIES

A. Issue Statement and Policy Resolution

What should be the form, size and densities of new residential development? Where should new residential development occur in the Round Hill planning area?

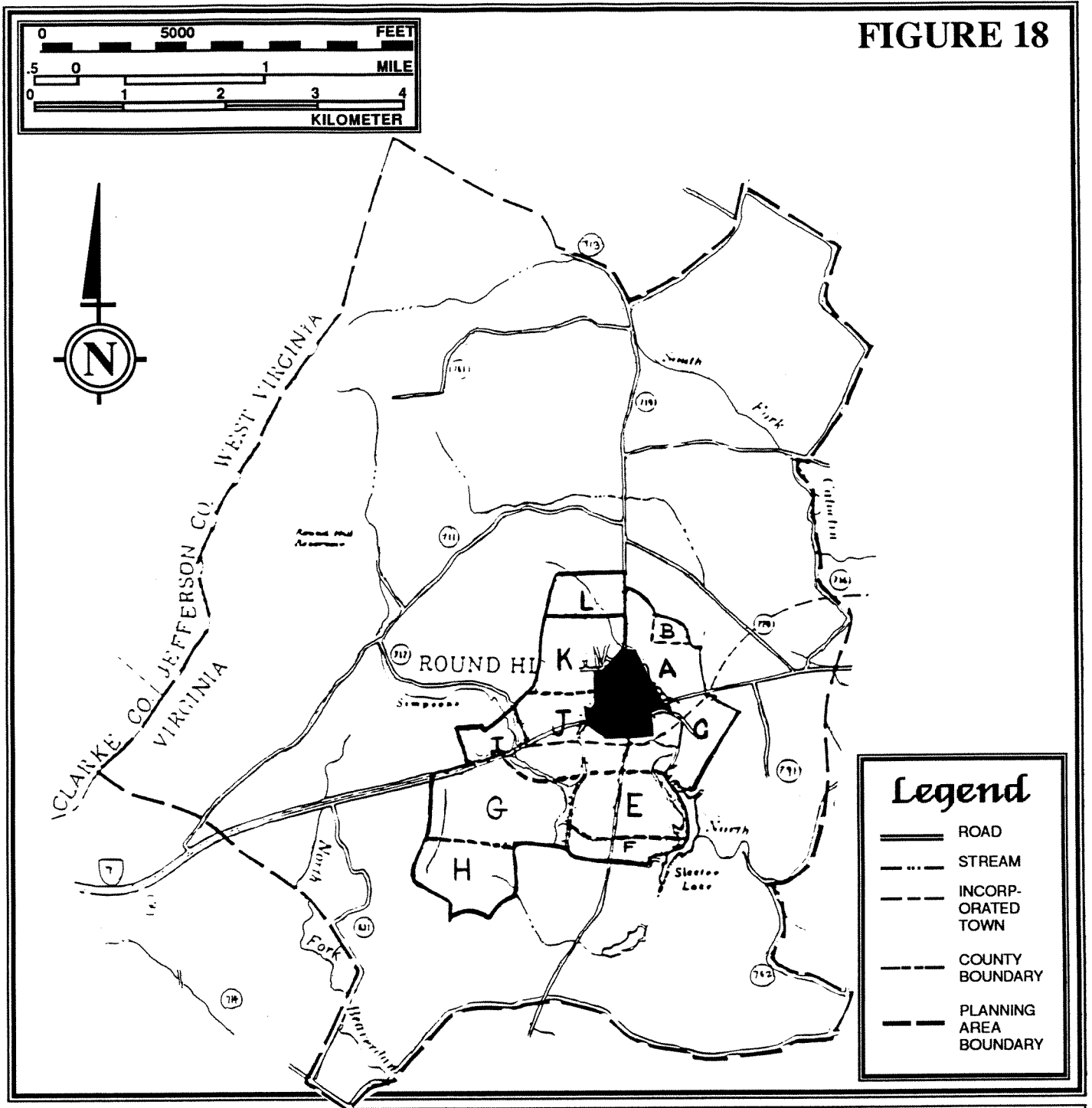
The potential for new residential growth within the corporate limits of the Town of Round Hill is severely limited by a lack of vacant land within the Town. Therefore, the County will encourage the concentration of new residential development to take place around the existing Town within the designated Urban Growth Area established in this Plan (refer to Figure 18, page 40). Any new residential development, however, will undoubtedly affect the relationship of the existing Town of Round Hill to its pastoral surroundings. In order to minimize this impact, new development should occur as a natural and organic expansion of the existing Town. In every case, new development should exhibit a character and quality which is compatible with the existing Town and which reflects the traditional settlement pattern and urban design features of Loudoun County settlements.

B. Policies

1. General Residential Development Policies

- a. The County will strongly encourage new development to be of a density, pattern and character which is compatible with existing development within the Town of Round Hill in terms of design, layout, scale, and street pattern. New development should become an extension of the existing Town, forming logical and organic additions to the historic Town fabric and enhancing the existing Town as the central focal point of the entire community.
- b. The County will encourage any new development in the planning area to occur within the County's designated Urban Growth Area.
- c. The County will encourage development to occur at a gradual, incremental rate in compact physical patterns which preserve open space. It should meet local demands for new residences rather than create demand.
- d. A diverse range of housing types and costs will be encouraged in the Round Hill planning area.
- e. All new residential development in the planning area should be sufficiently buffered from agricultural or other uses which are incompatible with housing. Additionally, potential new residents of the area, who are most likely to have conflicts with agricultural uses, should be informed through published County planning documents prior to the purchase of a dwelling or land upon which to build a dwelling, that the preferred land use in the planning area is agriculture.
- f. New development within the Round Hill planning area should be designed, located and sited so as to promote the most efficient use and maximum conservation of energy possible.
- g. The County will not approve residential rezonings to allow increased residential gross densities beyond the boundaries of the designated Urban Growth Area. Further, requests for residential rezonings within the Urban Growth Area must demonstrate that adequate central sewer and water service will be available to serve the proposed development.

FIGURE 18



URBAN GROWTH AREA

- URBAN LIMIT LINE
- URBAN GROWTH AREA

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- h. New residential development with a proposed average density of one or more houses per acre should be located within the Urban Growth Area. In existing R-1 zones beyond the Urban Growth Area, development at lower densities will be encouraged; however, no greater than one unit per acre shall be permitted.
- i. Clustering of residences on existing high density zoned land within the UGA (one or more houses per acre) served by central sewer and water will be encouraged as a method to obtain additional open or agricultural land. In no case will the average density of the resulting development be greater than it would have been without clustering unless rezoning is also involved. Permanent open space easements shall be placed on the residual open space land which will preclude further development.
- j. New growth in the Round Hill area should be commensurate with the area's size and the availability of public facilities and services.
- k. Policies for open space easements within the Round Hill planning area will include open space easement policies determined appropriate in the Round Hill planning area as part of the County's Comprehensive Plan. Such policies will be incorporated into the RHAMP in the future.

2. Residential Development Policies within the Urban Growth Area

- a. Residential rezonings within the Urban Growth Area will be discouraged until such time as existing land which is zoned for R-2 or R-1 development is substantially developed or detailed development plans for the majority of these properties have been submitted and approved. These plans must include commitments to adequate road linkages and sewer and water connections needed to assist in serving any property under consideration for rezoning.
- b. The County will consider residential rezonings within the Urban Growth Area in areas designated for residential use as illustrated in this Plan. (See Figure 18, page 40). It is the intent of the County to encourage the coordinated design and development of new residential communities possessing or able to acquire appropriate public facilities and utilities.

The density granted will be a function of a developer's assistance to the County in providing adequate permanent open space, public facilities and utilities. The following paragraphs outline the densities which will be considered for various locations and various types of assistance within the Urban Growth Area. (See Figure 18, page 40).

- 1. Requests for rezonings allowing up to 1.3 dwelling units per net acre* will be considered by the County in Bays A, B, C, E, J, and K for conventional residential development offering permanent open space easements in addition to adequate road, stormwater and utility provisions, sidewalks, and pedestrian paths. Permanent open space easements may be achieved by clustering residential density

* Net acre in this instance is the tract area less lands in floodplain, lands with steep slopes of 25% or over, and lands to be devoted to commercial or employment use.

to maintain a "hard edge" and creating a greenbelt of approximately 1000' in depth or through the purchase of open space easements from properties within the Round Hill planning area. The County recommends that 30% of the total units of a new residential development be directly associated with open space easements located in the Round Hill planning area. (See additional greenbelt policies, page 53).

2. Requests for rezonings allowing up to 1.7 dwelling units per net acre* will be considered by the County in Bays E, J, and K and up to 2.5 dwelling units per acre in Bays A, B, and C will be considered by the County for conventional residential development offering permanent open space easements in addition to adequate road, stormwater and utility provisions, sidewalks, pedestrian paths, and, in addition, the provision of such facilities which serve the region or the planning area as school sites, park sites, library sites, roads and/or financial assistance to support the creation of such facilities. Permanent open space easements may be achieved by clustering residential density to maintain a "hard edge" and create a greenbelt of approximately 1000' in depth or through the purchase of open space easements from properties within the Round Hill planning area. The County recommends that 30% of the total units for a new residential development be directly associated with open space easements located in the Round Hill planning area. (See additional greenbelt policies on page 53)

3. Properties located within, but at the perimeter of the Urban Limit Line will be encouraged to cluster development density and to maintain a 1000' greenbelt area.

3. Residential Development Policies for Land Outside the Urban Growth Area

- a. The County will not approve rezoning to higher residential densities outside the Urban Growth Area within the timeframe of this Plan.
- b. The County will not permit the extension of sewer or water lines outside the Urban Growth Area to serve residential development within the timeframe of this Plan.

IV. EMPLOYMENT POLICIES

A. Issue Statement and Policy Resolution

What types of employment and institutional land uses are appropriate for the Round Hill planning area and where should such uses be located?

Small scale environmentally and agriculturally compatible employment opportunities will be encouraged in the Round Hill planning area. These may range from small businesses or industries in the Town and designated areas within the Urban Growth Area, to institutional uses such as private schools or churches beyond the Urban Growth Area which would not need central sewer or water facilities. The County will support and encourage the Town of Round Hill in efforts to increase employment opportunities within the Town's corporate limits.

B. Policies

1. The County will encourage small businesses to locate within the Town corporate limits or in designated areas adjacent to the Town.
2. The County will encourage the establishment of environmentally safe, agriculturally-oriented businesses and small scale institutional uses, which do not require central sewer and water service, outside the Urban Limit Line.
3. The County will encourage the location of new industries which are compatible with the existing and planned environmental, transportation and work force resources in the Round Hill planning area.
4. The County will encourage the provision of employment opportunities and training for local young people, particularly those who have been educated within the County.
5. The County will encourage the development of employment centers that are accessible to transportation systems, including the trail system.
6. Clustering of residential, industrial and commercial land uses in planned communities designed with an integrated, balanced and connected pedestrian and auto circulation system will be encouraged in order to promote pedestrian travel and reduce auto trip lengths, as well as to give new communities a strong identity.
7. The County will encourage the location of employment centers near residential areas and public facilities in order to maximize public access and efficiency of public service facilities.
8. Establishment of compatible transitional land uses as links between industrial centers and low density residential areas will be encouraged.

V. **COMMERCIAL FACILITIES POLICIES**

A. Issue Statement and Policy Resolution

What kinds of commercial facilities will be needed to serve the residential and working populations of the Round Hill planning area? Where should these facilities be located and how should these areas be integrated into the overall plan for the area?

The Town of Round Hill has traditionally served the surrounding area as a small commercial center providing convenience goods to local residents, commuters and tourists. The County will encourage the continuation of limited commercial activities within the corporate limits of Round Hill on land which is appropriately zoned and on any other land in the Town which the Town of Round Hill designates for commercial use in the future. The County will discourage the development of the Town of Round Hill or the planning area as a major or regional commercial hub.

B. Policies

1. New commercial development will be encouraged to take place within the existing Town Corporate Limits. The County will encourage the Town to consider limited and well-designed conversions of residential structures to commercial and office uses along the main roads. All new commercial development should be designed and laid out so as to preserve, enhance and reinforce the historic architectural and streetscape character of Round Hill.
2. The Round Hill area should continue to serve as a small commercial center, serving the local population within and immediately surrounding the Town, as well as some of the tourist and commuter market. It should not, however, be developed as a major, regional commercial hub. Larger, community and regional scaled commercial facilities should be located in Purcellville and Leesburg.
3. When new larger-scale residential development occurs, supporting neighborhood commercial centers should be located and accessed internally to the new development, rather than on major arterial roads, unless located within the corporate limits or at a location identified in this plan. Any such neighborhood centers outside the corporate limits should be sized only to serve local convenience shopping demand generated by the development itself.
4. Substantial expansions of existing commercial uses outside the corporate limits will be discouraged. No new commercial uses will be permitted around the interchanges of the Route 7 Bypass.
5. New commercial development within the existing or future corporate limits should locate on a major collector road, and should be designed to be compatible with the historic architectural and urban pattern established in the Town. Entrances should be consolidated and kept at a minimum and not within 300 feet of an intersection; parking should be located behind or to the side of buildings and screened from the road, and safe, convenient pedestrian access between sites and along the road should be provided.
6. Access points on Route 7 should be coordinated and kept to a minimum.

VI. **TRANSPORTATION POLICIES**

A. Issue Statement and Policy Resolution

How should the transportation system in the Round Hill planning area be designed and implemented to ensure a condition of safe and efficient travel?

The roads which serve the Round Hill planning area are part of a regional road network which serves western Loudoun County and are a part of a local road network serving the Town of Round Hill. Therefore, because development in the planning area will have an impact on the efficiency of both the Town and the regional transportation network, the County will seek to establish a road network which promotes safe and convenient vehicular movement in both the Town and planning area. In addition, the County will encourage road improvements, such as the completion of the Route 7 Bypass which serves the western

Loudoun region. Although Route 7 will continue to serve as the primary transportation route through, around and in the Round Hill area, the County will encourage the construction of a circumferential road around the Town of Round Hill which will assist in mitigating traffic impacts on the Town of Round Hill. The County will also encourage the improvement of secondary roads serving the planning area. In order to further mitigate traffic impacts in and around the Town of Round Hill, the County will encourage the extension of the existing Town sidewalk and street pattern to foster and reinforce a pleasant pedestrian environment which is modeled after traditional towns in Loudoun County.

B. Policies

1. The County will encourage the Virginia Department of Transportation (VDOT) to make a commitment to completing the planned four lane Route 7 Bypass no later than 1990.
2. New roads and road improvements required to serve new development in the Round Hill planning area will be financed by the development community.
3. All new roads in the Round Hill planning area will be built to Virginia Department of Transportation (VDOT) standards to be eligible for acceptance into the State highway system. All such roads should conform to the policies established in this Plan in terms of location, alignment, character, scale and environmental impact. The County will request and encourage VDOT to be flexible and supportive of pedestrian sensitive street design.
4. The County expects that development proposals in the Round Hill planning area will incorporate a hierarchical road network ranging from local access roads to collector roads commensurate with traffic flows associated with the proposal.
5. The County will encourage the construction of a circumferential road around the north side of the Town of Round Hill which connects business Route 7 west of the existing interchange to Route 719 north of the Town. This road should continue from Route 719 south to Route 7 Business on the west side of the Town. The intersection of these two roads should align at Route 719. (See figure 19, page 47.)
6. The County will encourage the construction of a new southern circumferential road to connect Route 719 south of the Town of Round Hill to Route 7. The purpose of this new road is to provide an alternate route for traffic traveling from the south on Route 719 to Route 7 which will avoid sending traffic through the Town of Round Hill.
7. The County will encourage a connection between Route 719 south and the new Bypass which will avoid sending traffic through the center of Town.
8. The southern and northern circumferential roads serving the Round Hill planning area will be controlled access facilities, with limited median breaks intended to carry through traffic rather than individual subdivision traffic and will be at least a U4R road section.
9. New residential streets adjacent to the Town shall be compatible in scale and character with the existing streets within the Town, and designed to foster pedestrian use.
10. The County will encourage the abandonment of unused roads in the planning area.

11. The County will encourage energy saving transportation modes such as van pools, carpools, bicycle trails, etc. To this end, the County will cooperate with VDOT to locate "park and ride" facilities in the planning area.
12. The County will encourage VDOT and members of the development community to improve existing secondary roads which serve the planning area.
13. The County will encourage the preservation of stone walls, major trees or tree-groupings and historic and older structures during the improvement of roads within the Round Hill planning area, unless removal cannot reasonably be avoided or cannot be avoided for safety reasons.
14. The County will encourage the protection of the character of historic roadways, such as Route 725, and designated scenic byways, such as Route 719 in the Round Hill planning area. Further, the County will encourage the State to consider the designation of Route 725 as a scenic byway.
15. The County will encourage developments along Route 719 to retain unobstructed views of the Blue Ridge and Short Hill mountains.

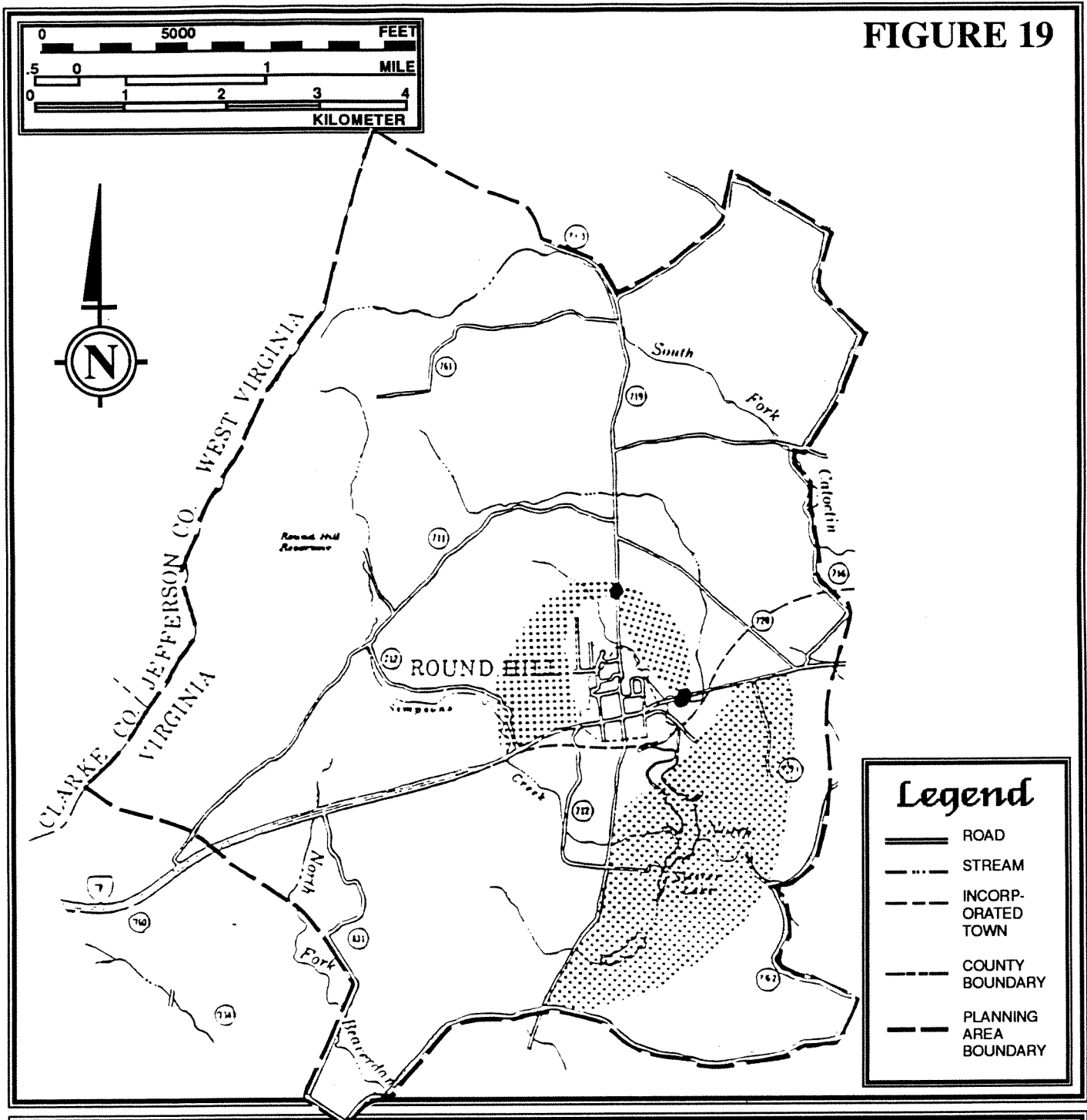
VII. COMMUNITY FACILITIES POLICIES

A. Issue Statement and Policy Resolution

What sort of community facilities should be located in the Round Hill planning area? Where, when and by whom should the facilities be acquired and built?

Many of the community facilities which presently serve the Round Hill planning area are located either within the Town of Round Hill or nearby, in the Town of Purcellville. The County will continue to support and improve these existing facilities and the services they provide. As the planning area grows, however, it will be necessary to provide additional community facilities to assist in serving the present and future residents of the region.

FIGURE 19



CONCEPTUAL CIRCUMFERENTIAL ROAD ALIGNMENT CORRIDOR



NOTE: A SOUTHERN CONNECTION OF THE BYPASS AT ROUTE 719
MAY BE FEASIBLE, HOWEVER, MORE STUDY WOULD BE REQUIRED.

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B. Policies

1. General Public Facilities Policies

- a. The County will support the improvement and expansion of existing community facilities serving the Round Hill planning area.
- b. The County will encourage the grouping of compatible community facilities, such as active recreational facilities and schools, when appropriate.
- c. Community facilities serving a regional function and/or population will be owned by the Northern Virginia Regional Park Authority or another appropriate regional agency.
- d. Public facilities located in the Round Hill area which serve a countywide or community-wide function, such as a district park, pool or community center, will be generally owned and operated by the County. When appropriate, the County will consider an owner/operator joint venture with non-profit or for-profit entities. County policy in this case would be to ensure the timely provision of recreational services.
- e. Public facilities in the planning area, like a tot lot or volleyball field serving a small geographical area such as a subdivision, will generally be owned and operated by a homeowners' association.
- f. The County will weigh the provision of neighborhood facilities such as sidewalks, tot lots, and open space for recreation in rezoning, subdivision, and special exception proposals in making its decision to approve or deny the proposal.
- g. New residential and employment development within the Urban Growth Area should be designed so that pedestrian pathways, sidewalks and bicycle paths serve as primary connections to schools, recreational areas and commercial centers in the Town of Round Hill and in the planning area.
- h. New community facilities such as schools, churches, etc. should be located, sited and designed so as to hold a place of visual prominence amidst the streetscape and become focal points of community activity and orientation.

2. Educational Facilities Policies

- a. Existing school facilities in the Round Hill planning area and in the Town of Purcellville will continue to serve new residential developments in the Round Hill planning area within the timeframe of this plan.
- b. As communities in the planning area grow to a size which would require additional school sites or school expansions, the County will seek the assistance of developers in financing improvements and donating school sites at the time of rezoning, special exceptions, or subdivision and site plan review.

- c. The existing school, and any future schools in the area, should be designed, located and operated so as to promote safe and convenient pedestrian and vehicular access, to serve as a community focus, and to promote a compact growth pattern for any new development which occurs in the planning area.

3. Library Facilities

- a. The County will support the expansion of the Purcellville Public Library to serve residents of western Loudoun and the Round Hill planning area.
- b. As communities in the planning area grow to a size which would require additional branch library sites, the County will seek the assistance of developers in financing improvements and donating appropriate sites at the time of rezoning, special exception, or subdivision and site plan review.

4. Parks and Recreational Facilities

- a. The County will encourage the acquisition and development of right-of-way from Purcellville to the Appalachian Trail to complete the regional trail which now originates in Alexandria and ends in Purcellville.
- b. The County will explore alternatives for the location of a district park site between 50 to 200 acres in size in the Round Hill planning area as well as the Purcellville planning area consistent with the recommendations of the Parks and Recreation Service Plan.
- c. The district park will be owned and operated by a regional park authority, the County and/or an organization established to provide recreational services which is deemed acceptable by the Loudoun County Board of Supervisors.
- d. The County shall encourage the dedication and/or acquisition of preservation and access easements on all property within the 100 year floodplain as part of the rezoning and development process, to serve as future passive recreation areas and linear parks.

5. Fire and Rescue Facilities

- a. The County will consider the provision of fire and rescue proffers for rezonings, and as conditions of special exceptions in making its decision to approve or deny a proposal.
- b. The County may require as a condition of special exceptions or rezonings, the installation of appropriate fire detection/suppression systems in new nonresidential structures as determined on a case by case basis by the Fire Marshal's office.

VIII. ENVIRONMENTAL POLICIES

A. Issue Statement and Policy Resolution

What measures should be taken to minimize the negative effect of new development on the natural environment in the Round Hill planning area?

The existing natural environment is a valuable, sensitive and vulnerable resource. These environmental policies are intended to provide a basis for establishing sound development and conservation practices which will insure that any new development that occurs will be carried out in locations and ways that will preserve the inherent function of the ecosystem, prevent permanent damage to the system and prevent hazardous public health and safety conditions. In addition, the County will seek to preserve the quality and character of the existing visual environment of the Round Hill planning area.

B. Policies

1. Water Resources and Groundwater Management

The County will continue to implement and supplement existing policies and regulations which seek to protect property owners by maintaining watercourses in a stable state. Existing floodplain ordinances, designed to reduce disturbance of the stream bed profile to a minimum, will be maintained. Any changes to the floodplain will not be allowed to increase either the erosive velocity or height of floodwaters downstream or upstream on the altered property in order to protect the property rights of adjacent landowners. Also, because a number of residents in the Round Hill planning area will continue to rely on groundwater as a source of drinking water, the County will seek to protect both the quality and quantity of groundwater resources in the Round Hill area.

- a. The County will seek to preserve floodplains (as defined in the Loudoun County Floodplain Ordinance) in their natural state and will ensure that land development changes do not increase flooding off site.
- b. The County will encourage multiple use of the 100 year floodplain for timber and firewood production, wildlife habitat, passive recreation and trails to the extent that these activities maintain hydrologic and ecological balance.
- c. The County will encourage maintenance of perennial streams in a natural condition and will require that modifications of any dry drainage ways will be accomplished in an environmentally sensitive manner.
- d. Modifications to perennial streams will be discouraged. However, if such modifications prove necessary, the County will require restoration of the streambed and adjacent slopes to a comparable hydrological and ecological function.
- e. The County will discourage all but the minimum number of stream and floodplain crossings and will encourage the use of streams and floodplains as natural divisions between differing land uses.

- f. In order to control nonpoint source pollution, Best Management Practices (BMPs)* must be used in any new development, including during the construction phase of such development. The County will require the use of BMPs, to protect the water quality of nearby streams.
- g. The County will require the provision of appropriate stormwater catchment facilities as an integral part of any development proposal for the Round Hill planning area.
- h. The County will seek to protect the quality of surface and groundwater resources in the Round Hill planning area through the use of BMPs and the periodic monitoring of public and private water supplies.
- i. The County will seek to protect the quality and quantity of surface and groundwater supplies by identifying and maintaining major groundwater recharge zones and aquifers in a natural state in the Round Hill planning area.
- j. The County will not waive requirements for stormwater management facilities in the Round Hill planning area.

2. Steep Slopes and Ridgelines

The County will seek to preserve steep slopes and ridges in the Round Hill planning area in their natural state, in order to prevent erosion, minimize clearing and grading, to retain the visual quality and spatial definition of the area, to protect wildlife habitats, and to protect waterways, potential water supplies and the capabilities of the natural drainage system.

- a. Due to the extreme environmental sensitivity of the Blue Ridge, the County will monitor all activities to insure adherence to County ordinances, and protection of the resource.
- b. The County will encourage strict enforcement and application of the County's Mountainside Development Overlay District on all properties located in the District.
- c. The County will encourage the preservation of environmentally critical (> 25%) and environmentally sensitive (15 to 25%) slopes in their natural state in the Round Hill planning area.

* Practice that is determined by the State of Virginia to be the most effective, practicable means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals. (Source: Best Management Practices Handbook, SWCB, 1979).

- d. The County will discourage development on the steep slopes and high ridges or knolls which encircle the Town of Round Hill. Any development that does occur in these areas should be sited, designed and constructed so as to minimize environmental and visual impacts.
- e. Clear cutting of forests and mining operations will be prohibited on steep slopes and in the Mountainside Overlay District in the planning area.

3. Vegetation and Wildlife Management Policies

"Trees and other vegetation: help stabilize the soil and prevent erosion; decrease stormwater run-off and maintain water quality through canopy interception and root zone absorption; aid in energy conservation and human comfort through the moderation of temperature extremes and provision of shade and windbreaks; provide buffers and screens that help to reduce noise and air pollution; filter pollutants from the air; assist in groundwater recharge; contribute to the reduction of flood magnitudes; provide important psychological, social, and aesthetic benefits in urban and suburban areas; function as integral components of the natural ecosystem and serve as a habitat for various animal and bird species which in turn assist in the control of insect populations; and tend to conserve and increase property values."*

- a. *" . . .It is the policy of the Loudoun County Board of Supervisors to preserve and protect the existing natural vegetation of the County to the maximum practical extent."***
- b. *"The Loudoun County Board of Supervisors shall implement this policy by amendment to existing and adoption of new ordinances and regulations and by incorporation of adequate vegetation analysis into all aspects of the County planning, zoning and land development process."***
- c. Existing vegetation should be a significant factor when developers assemble a rezoning, subdivision, special exception or site plan proposal for County review. Furthermore, the County will weigh the conformance of a proposal with the existing vegetation in decisions to approve or deny the proposal.
- d. Where existing vegetation is disturbed in development, indigenous or ecologically compatible species should be used in landscape restoration.
- e. Preservation of stream valleys, floodplains and utility easements which function as wildlife transportation corridors will be sought and encouraged by the County at the time of land rezoning, subdivision, special exception and site plan review and development.
- f. The County will encourage the preservation of open space between Round Hill and Purcellville and the establishment of a visual greenbelt buffer. This shall be accomplished through proffers, donations, clustering of development, or public acquisition.

* Loudoun County Vegetation Preservation Policy adopted May 4, 1981.

** Ibid.

4. Greenbelt Policies

The County will encourage the establishment of a circumferential buffer or "greenbelt" around the Town of Round Hill and its Urban Growth Area. The greenbelt is intended to provide a visual and/or physical separation between developed areas and the rural countryside. The greenbelt will be approximately 1000' in width and will consist of open space (such as pasture, woodland, stream valleys, hedgerows) which preserves the historic agricultural and open space heritage of the Round Hill area. The greenbelt will be the County's priority location for clustered development, and for the purchase and/or donation of open space easements. Recreational uses may be permitted in the greenbelt area as long as such uses maintain the traditional rural character of the area. The County recognizes that a greenbelt may range from a dense visual buffer to a series of significant open vistas. Therefore, the implementation of the greenbelt policy on a site specific basis will take into consideration the following criteria:

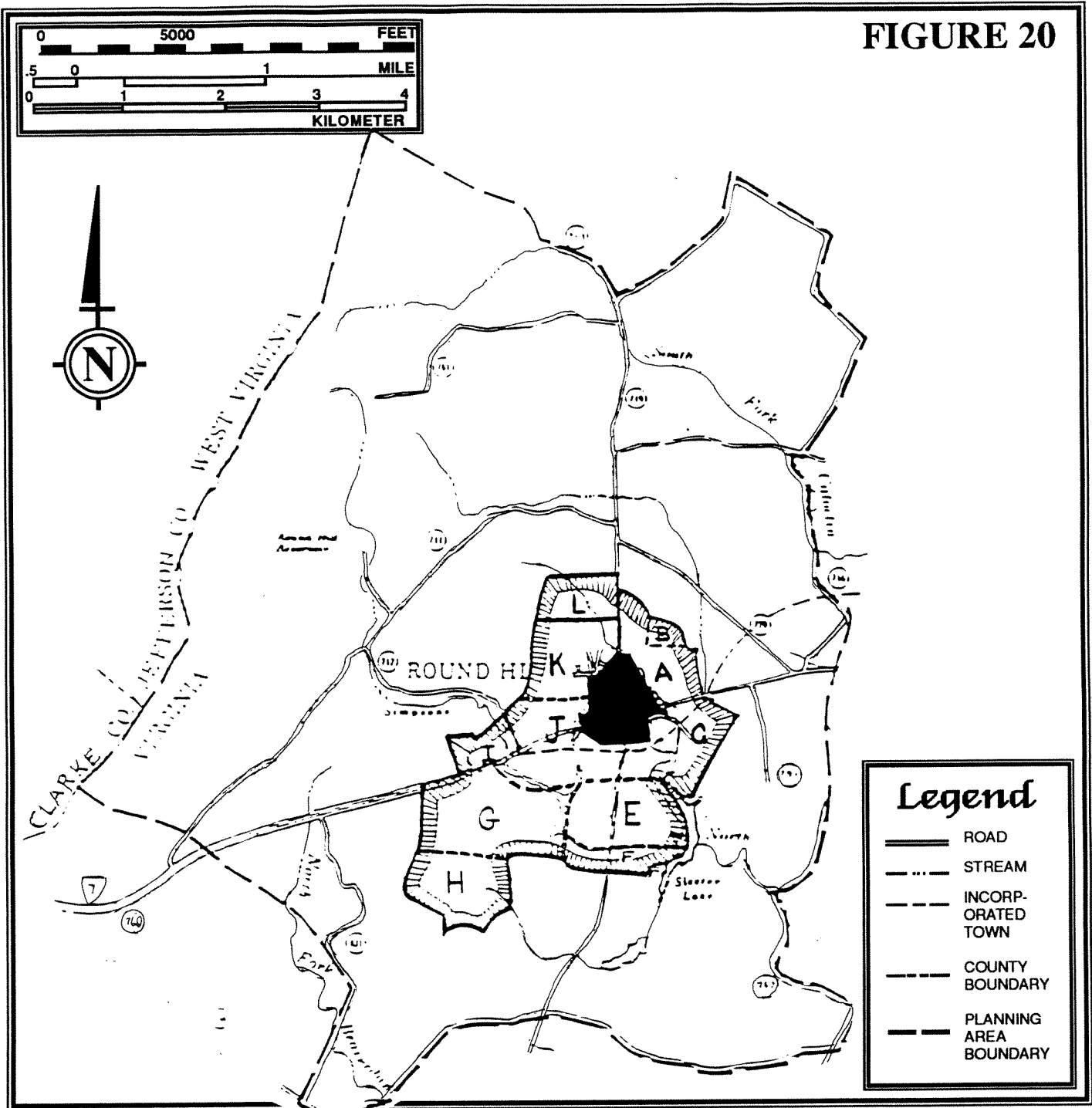
- a. General conformation with the Preferred Greenbelt Area, Figure 20, page 54.
- b. Effectiveness of the property in defining an edge between developed area and the rural countryside.
- c. Preservation of significant natural features such as woodlands, hilltops, steep slopes, and stream valleys.
- d. Preservation of significant historic features not limited to buildings, but including traditional field boundaries (such as hedgerows, stone fences and gates) and scenic roadways.
- e. Preservation of significant scenic views and vistas, especially from scenic byways and from existing and proposed roads.
- f. Although the County will encourage the continuation of the Town grid and general development pattern into new developments, the County will encourage the establishment of a greenbelt, based on these criteria, which creates a "hard edge" between the newly developed area of the Town and Urban Growth Area and the rural countryside. Therefore, the County will encourage members of the development community to purchase or provide open space easements which contribute to the formation of a greenbelt.

IX. PUBLIC UTILITY POLICIES

A. Issue Statement and Policy Resolution

How should the County manage wastewater treatment, the extension of sewer lines and plan for the future sewer needs of the Round Hill planning area? How should the County provide for the planning area's present and future water needs?

FIGURE 20



PREFERRED GREENBELT AREA

- URBAN LIMIT LINE
- APPROXIMATE LOCATION OF GREENBELT

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

Because the County has not established central sewer or water facilities in or even near the Round Hill planning area, those portions of the planning area designated for development which would require central facilities will depend on agreements made with the Town of Round Hill for the provision of such services. The County will consider the availability of central sewer or water service, and the capacity of the Town's water treatment and sewage treatment plants as a primary factor in any rezoning proposal. The County will support the improvement and expansion of the Town's sewer and water systems commensurate with the policies of this plan.

B. Policies

- a. The Town of Round Hill should continue to own and operate its own sewage and water treatment facilities.
- b. Sewer and water lines will not be extended beyond the Urban Growth Area as designated in this plan.
- c. The County will discourage the expansion of the Town's sewer and/or water treatment capacity in excess of 400,000 gallons per day (gpd) within the next ten years, and the ultimate design capacity of these systems should not exceed 500,000 gpd. Any future expansion of either of these systems above 400,000 gpd will require a review of, and amendment to, the Round Hill Area Management Plan subject to mutual agreement by the Town and County.
- d. Improvements to the Town's water and sewer systems should be planned, designed, financed and coordinated so as to ensure that the capacities of these facilities will be compatible and will work together at adequate levels.
- e. The County will not fund the extension of sewer or water lines to serve private development in the Round Hill planning area. Line extensions will be the responsibility of the developer.
- f. The County will grant Commission permits for the extension of Town sewer and/or water service into the surrounding Urban Growth Area if the following criteria are met:
 - i. The area to be served is part of the designated future Urban Growth Area as shown in the Round Hill Area Management Plan;
 - ii. The cost of extending service lines, funding for any capacity expansion, and operation and maintenance are all provided by the Town and/or applicant;
 - iii. The Town and applicant enter into a joint annexation petition to incorporate into the Town corporate limits the area to be served;
 - iv. The land uses and intensities for new developments proposed within the Urban Growth Area conform to the policies set forth in the RHAMP.
- g. The County will rely on the Town of Round Hill as the sole provider of central sewer and water service in the planning area within the timeframe of this Plan unless another

provider is mutually agreed upon by the Town and the County or if the Town becomes part of a regional water or sewer system.

- h. The existing water system of the Town of Round Hill shall be improved so as to meet the minimum quality and quantity standards for the existing population of the Town in accordance with State standards.
- i. The County will pursue the acquisition of Sleeter's Lake as a water supply source and will work closely with the Town of Round Hill to develop an alternative water supply system for the Round Hill area. Cooperation with neighboring Towns should be encouraged, if such cooperation can be shown to be fiscally and environmentally sound, and compatible with the growth management goals of this Plan and the County's overall Comprehensive Plan.
- j. The County should encourage a regional water supply system for the County's western towns. Such a system should be owned, operated and maintained by the LCSA. However, the LCSA should act only to supply raw rather than treated water to the towns. Water treatment and sales to retail water users should be carried out by individual towns.
- n. The Loudoun County Sanitation Authority should be available to provide assistance to the Town, by helping to carry-out feasibility studies of the various water supply options which are available to the Town, and by considering, if the Town so requests, to help fund, construct, own, operate and maintain a new or improved water system.
- o. The final plan for a new water system in terms of supply source and service area, should be guided by the following factors:
 - i. Capital, operating and maintenance costs and their projected impact on existing and future users;
 - ii. Land use impacts caused by the systems and the relationship that those impacts have with the goals and policies of this Plan. Any system improvements should support and reinforce the goals of this Plan;
 - iii. Environmental impacts and the quality and dependability of the supply.

X. HISTORIC RESOURCES POLICIES

A. Issue Statement and Policy Resolution

What efforts should be undertaken to conserve the area's historic resources as new development occurs?

The Round Hill planning area is rich in historic sites and structures, with architectural resources which represent all periods of the County's non-native settlement from the mid 18th century to the present. In addition to these physical reminders of the past, the residents of the Round Hill planning area retain a respect for the community's rural culture and heritage. Therefore, the County will encourage the preservation of the physical and cultural links to the traditions which have shaped the Round Hill planning area.

B. Policies

1. The County will encourage the preservation of those resources which contribute to the knowledge, awareness, identity or direct experience and use to the citizens of the Round Hill area. In general, clusters or groups of sites which form a neighborhood or identifiable area or district such as the Village of Woodgrove, are more important than isolated or scattered sites. In rural areas such as the Round Hill area, however, the very aspect of dispersion is in itself a great value in that it reflects the nature and character of past local culture.
2. The County will encourage the preservation of those resources which are vulnerable to an immediate threat of destruction or deterioration.
3. The County will encourage the preservation of those resources which contribute to the scenic and environmental quality and character of the area.
4. The County will encourage the establishment of historic districts in the planning area, particularly within the Town of Round Hill.
5. The county shall encourage the use of traditional design and site planning characteristics in new development, such as human scale buildings and narrow streets in order to achieve harmony between new and existing development.
6. The County will encourage the preservation of unpaved roads outside the Urban Growth Area and the preservation of stone fences and trees that border roads and fields, since these are an integral part of the agricultural/rural heritage of the area.
7. Individuals, organizations, groups and members of the development community will be encouraged by the County to identify, research and preserve historic sites, structures or groups of historic structures which contribute to the local culture and archaeological past of the County and the Round Hill area. The County will assist in such efforts by providing the use of its historical files and liaison assistance commensurate with the County's resources and ability to provide such aid.
8. Protection of historic sites, structures and groups of structures will be sought and encouraged by the County at the time of land rezoning, subdivision, special exception and site plan review and development.
9. The County will analyze new development proposals located in and around historic sites, structures and groups of historic structures at the time of rezoning and development review to identify any negative on or off-site impacts and will encourage the abatement and/or elimination of such undesirable impacts.
10. The County will encourage the preservation and adaptation of historic structures and groups of structures in the planning area for a variety of uses compatible with new development. As part of a larger rezoning or as permitted under existing zoning, the County may consider the re-use of historic structures for uses such as community centers, conference centers, museums, educational facilities and visitors centers.

XI. INTERJURISDICTIONAL POLICIES

A. Issue Statement and Policy Resolution

What efforts should be undertaken to coordinate the actions of the Town and the County as growth occurs in the Round Hill planning area?

The Town of Round Hill is the historic and cultural focal point of the Round Hill planning area. Additionally, it is the primary provider of central utilities and public facilities in the planning area. It is important, therefore, for all of these reasons to encourage the coordination of Town and County planning efforts to ensure the development of a growth pattern which is beneficial to both jurisdictions in terms of visual appearance and efficient service delivery.

B. Policies

1. The County and the Town of Round Hill will encourage the regular and orderly urban growth of the Town consistent with the policies proposed in this Area Management Plan.
2. The Town and County shall jointly review any development proposal for land within the Urban Growth Area regardless of whether or not Town sewer and water service would be necessary. Guidelines for this review process shall be set out in the annexation agreement between the Town and the County.
3. The County and Town will encourage coordinated transportation improvements which will benefit both jurisdictions.